



22 Clearbrook Close, High Wycombe
£475,000



22 Clearbrook Close

High Wycombe, High Wycombe

A spacious, extended semi detached family home in this popular area. The house is quietly situated in a no through road and backs onto woodland and fields. Entrance lobby, Sitting room, Playroom, Cloakroom, Family room, Kitchen/Breakfast room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Off road parking, Gardens.

Council Tax band: D | Tenure: Freehold

Entrance lobby

Downlighter, door to Sitting room

Sitting room

Stairs to first floor with under stairs storage cupboard, two radiators, wall light point, wall thermostat, dimmer switch

Playroom

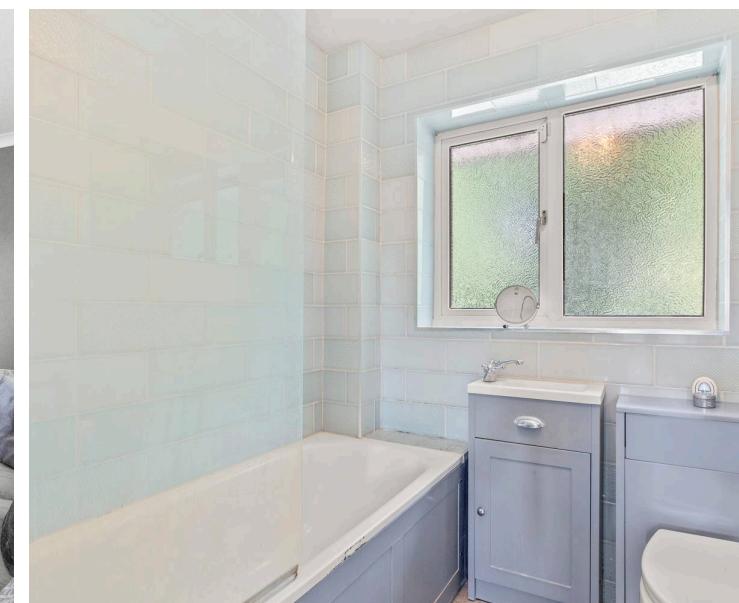
Radiator

Study/Utility room

Downlighters, electric heater, space and plumbing for washing machine

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, space for fridge/freezer, space and plumbing for dishwasher, space for table, three wall light points, door to garden, double doors to garden, part tiled walls, dimmer switch, window to rear, concealed wall mounted Glow-worm gas fired central heating boiler



**First floor****Landing**

Access to loft space, window to side

Bedroom 1

With a range of built in wardrobes, radiator, window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

With built in wardrobe, radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, heated towel rail, window to rear

Front garden/Parking

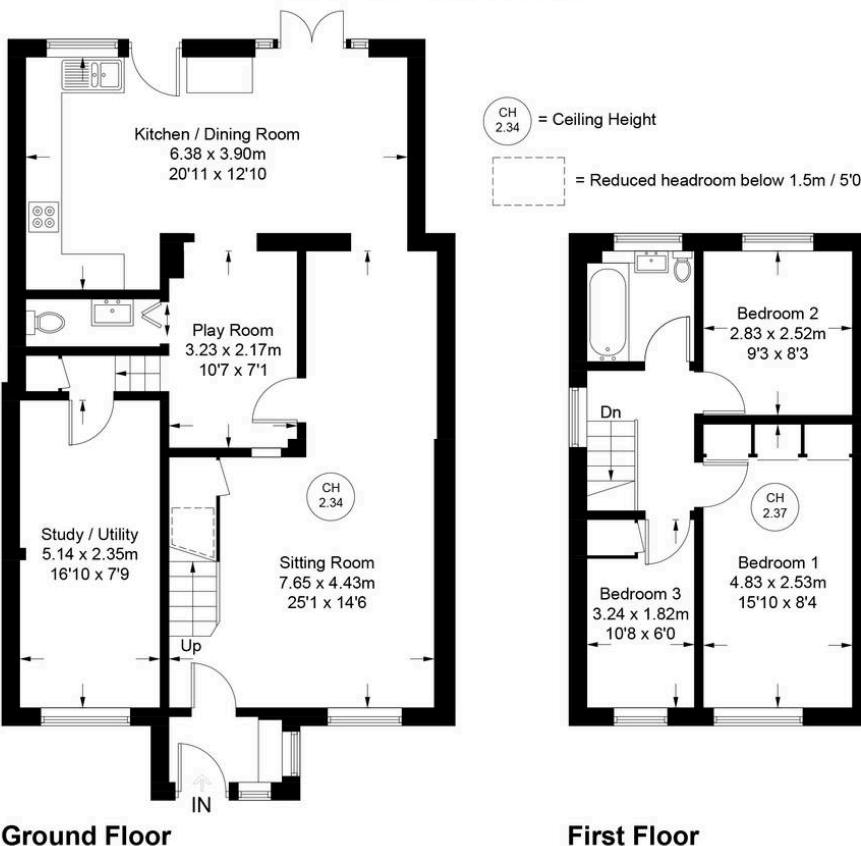
A driveway provides parking

Rear garden

An area of patio and decking lead to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and backs onto woodland. The garden extends to 36' x 27'.



Approximate Gross Internal Area
Ground Floor = 76.8 sq m / 827 sq ft
First Floor = 34.0 sq m / 366 sq ft
Total = 110.8 sq m / 1193 sq ft



Ground Floor

First Floor

Floor Plan produced for Robertsons by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

